

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

October 10, 2023

Note: These minutes were composed by extracting pertinent information and key points of testimony from an audio recording of the meeting. For detailed information and verbatim statements, the audio recording of this meeting is available upon request.

CALL TO ORDER: The regularly scheduled Planning and Zoning Commission meeting was called to order on October 10, 2023 at 7:00 p.m. by Chairperson Pavlick in City Council Chambers at 555 Frost Rd.

PLEDGE OF ALLEGIANCE led by Mayor Broska.

INVOCATION led by Mr. Pavlick.

ROLL CALL: 5 Commission members present including: Deb Covert, Ted Hurd, Ron Good, Brian Salyer, and Jerome Pavlick. 2 members Curt Gallo and Marty Richmond were absent.

Also in attendance: Mayor Glenn Broska, Planning and Zoning Director John H. Cieszkowski, Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

NEW BUSINESS:

APPLICATION #SPA23-13

Time Warner Cable

10295 Philipp Parkway

Site Plan Amendment for reconfiguration of the parking lot.

Chuck Vickers with Kimley Horn, 3875 Embassy Parkway, Akron, Ohio came before the Commission with the application details. He outlined the objective of the project to the Commission is the restriping of the pavement parking lot to accommodate additional storage needs. He explained that they plan to restripe a few west parking spots, making them slightly larger to cater to the requirements of box truck storage. The restriping will also involve relocating some ADA parking stalls closer to the entrance.

Jimny Hoppel went over his staff report to the Commission. Despite a reduction in the overall number of parking spaces, the existing count remains well above the minimum requirement. Both standard parking spaces and ADA-compliant spaces are either meeting or exceeding the code specifications. Consequently, staff recommended approving the application as submitted.

Commission members sought clarification on the term "additional storage" and was informed that it pertains to accommodating box truck storage by enlarging certain parking spots. The explanation clarified that the intent is not for transforming the area but merely creating larger spots for box trucks.

MOTION

Ms. Covert: I hereby move on this 10th day of October 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-13, a Site Plan Amendment for reconfiguration of the existing parking lot at 10295 Philipp Pkwy Parcel #35-003-00-00-002-010. Per the site plans received on September 8, 2023. No construction shall commence until a zoning certificate has been issued by the Planning and Zoning Department and a building permit has been issued by the Building Department. If future expansion or signage for the project is indicated on the site plan it will not be approved at this time.

Motion seconded by Mr. Good.

Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	Absent	Mr. Good:	Yes	
Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Absent	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

Proposed amendment to the Planning and Zoning Code regarding Site Plan Review

MOTION TO CONSIDER

Ms. Covert: I hereby move on this 10th day of October 2023, that the Streetsboro Planning and Zoning Commission consider text amendments to the following section of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven §1152.02(a)(1).

Motion seconded by Mr. Good.

Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	Absent	Mr. Good:	Yes	
Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Absent	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

The Planning Director explained to the Commission the reason for revisiting this amendment stemmed from a technicality discovered during the ordinance preparation for council presentation. It was revealed that the previous amendment to this section brought before the Commission in July was made based on outdated text and formatting, prompting the need for revision and present the updated version in a recommendation to Council.

The proposed amendment focused on exemptions from planning and zoning commission review, adding in the O-C and R-PUD districts with reference to two-family dwellings.

An inquiry was made by a Commission member regarding the decision to stop the exemptions at two-family dwellings rather than extending them to three or four. The response clarified that the decision was based on the increasing scale and non-residential nature of three-family and above projects. These larger developments would come before the Planning Commission for review as a subdivision.

MOTION TO RECOMMEND

Ms. Covert: I hereby move on this 10th day of October 2023, that the Streetsboro Planning and Zoning Commission recommend to City Council approval of text amendments to the following section of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven:

§1152.02(a)(1) SITE PLAN REVIEW

The proposed amendments are attached hereto and made a part of this recommendation.

Motion seconded by Mr. Hurd.

Roll Call Vote:	Ms. Covert	<u>Yes</u>	Mr. Gallo	<u>(Absent)</u>	Mr. Good	<u>Yes</u>	
Mr. Hurd	<u>Yes</u>	Mr. Richmond	<u>(Absent)</u>	Mr. Salyer	<u>Yes</u>	Mr. Pavlick	<u>Yes</u>

Motion carried. (Yes: 5 – No: 0)

MASTER PLAN REVIEW UPDATE

The Planning Director John presented the updated draft Master Plan along with a cover letter outlining key points. The cover letter includes all future land use map changes from the 2019 plan to the current one. The future land use map is essential for the Planning Commission during potential rezoning requests. John explained a new element in the plan update, the implementation tables starting on page 83. These tables detail goals, objectives, and strategies, assigning time frames, priorities, and responsible entities. The current information in the tables is a preliminary effort by consultants and invites the commission's input for further refinement.

Additionally, a discrepancy in page numbers in the table of contents is mentioned to the commission and it is explained that it will be corrected before reaching the council. The timeline for the commission's review is presented, with a mention of the possibility of a special meeting before the February regular meeting may be needed to meet the four-month timeframe. Two Commission members Mr. Hurd and Mr. Salyer were on the Master Plan Review Commission and provide positive feedback on the draft, praising its improved readability and structure compared to previous plans.

CITIZENS' COMMENTS:

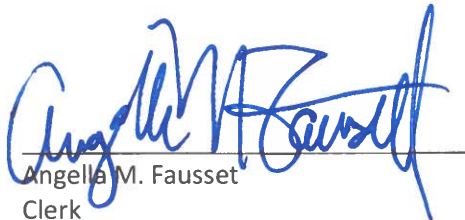
Paul Yupa 8749 Seasons Rd. came before the Commission with comments regarding population projections, the city's growth, and the potential impact on zoning and development. He emphasizes the importance of considering demographic trends and challenges, particularly in light of surrounding counties also facing a decline in population. The mayor responds, sharing his perspective on the city's growth, business development, and the role of industrial and commercial sectors in sustaining tax revenues and services.

COMMISSION MEMBER COMMENTS:

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, November 14, 2023 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd. Streetsboro, Ohio 44241.

ADJOURNMENT: Motion to adjourn was made by Ms. Covert and seconded by Mr. Good. By voice vote, motion carried unanimously. Meeting adjourned at 7:53 p.m.

ATTEST:



Angella M. Fausset
Clerk



Jerome Pavlick
Chairperson